



201006010187

Skagit County Auditor

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When recorded return to:

Robert Coffey and Deborah North
21636 Swan Rd
Mt Vernon WA 98773

Recorded at the request of:

File Number: 99529

Statutory Warranty Deed

THE GRANTORS William J. Kawecki, as his separate estate, Thomas R. Klesch and Susan P. Klesch, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Coffey and Deborah North, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 30, Township 36, Range 11; Ptn. SE

GUARDIAN NORTHWEST TITLE CO.

99529-1

Tax Parcel Number(s): P51899, 361130-4-001-0000

Tract 1 of that certain survey of portions of Sections 29, 30 and 31, Township 36 North, Range 11 East, W.M., recorded February 19, 1980, in Book 3 of Surveys, pages 12 and 13, under Auditor's File No. 8002190006.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated May 14, 2010

William J. Kawecki
William J. Kawecki

Thomas R. Klesch
Thomas R. Klesch

Susan P. Klesch
Susan P. Klesch

1591
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 01 2010

Amount Paid \$ 3209.00
Skagit Co. Treasurer
By AMN Deputy

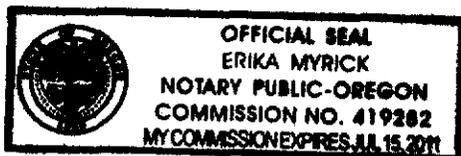
STATE OF Oregon }
COUNTY OF Washington } SS:

I certify that I know or have satisfactory evidence that William J. Kawecki, Thomas R. Klesch and Susan P. Klesch, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/14/10

Erika Myrick

Notary Public in and for the State of Washington Oregon
Residing at Chase Bank
My appointment expires: 10/7/2011 July 15, 2011



STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Individual

On this day personally appeared before me William J. Kawecki

to me known

to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he
signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 1st day of June 2010.



Katie E. Hickok

Notary Public in and for the State of Washington,
residing at Mt Vernon

My appointment expires 1-7-11



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Exhibit A

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The United States of America
Dated: August 1, 1945
Recorded: August 13, 1946
Auditor's No.: 390790
Purpose: To locate, construct, re-locate, maintain, patrol, and repair a roadway and telephone transmission line
Area Affected: A 66 foot wide strip through the Northeast ¼ of the Northwest ¼ of Section 31, and the Southeast ¼ of Section 30, Township 36 North, Range 11 East, W.M..

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Georgia-Pacific Corporation, a Georgia corporation
Dated: April 6, 1973
Recorded: October 31, 1973
Auditor's No.: 792756
Purpose: Road purposes
Area Affected: A 66 foot wide strip

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: February 19, 1980
Auditor's No.: 8002190006

D. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Diobsud Creek

E. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

F. Matters pertaining to an unrecorded private road as delineated on the Skagit County Assessor's Map of the subject property and other property.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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